

Members Present:

Doreen Prouty – Chairperson  
Richard Maggi – Vice Chair  
Gary Suffriti – Clerk  
Gary Geiger – Alternate

Members Absent:

Aldo Mancini – Alternate

Chairperson Prouty opened the meeting at 6:30 PM:

**1. Continued - Case #1970: Motion Auto Carriers LLC – 218 Shoemaker Lane**

Chairperson Prouty reopened this public hearing. Chairperson Prouty, Vice Chair Maggi, Rob Levesque, Tom Zielinski, Attorney Conway and Attorney Ryan attended a site visit on March 20, 2018. Rob Levesque from R. Levesque Associates, Inc. stated he had operational updates that would answer some of the Board's questions from the previous meeting. Mr. Levesque stated the hours of operation would be Monday-Friday 7:00am – 7:00pm with 4-5 employees. There will be a gated access to the property which will not allow for a refuge area for the delivery vehicles. The rear building will only be used for the repair of the company's fleet vehicles. Mr. Levesque was given an estimate of 5-20 viable or partially viable vehicles that would be stored for no more than one week. Member Suffriti asked if that number included fleet vehicles. Mr. Levesque said he would double check with his client for a total number of vehicles including fleet and freight. There will be no scrapping or salvage of vehicles on the property. In regards to towing, Mr. Levesque said this will only be for local and regional pick up of vehicles where a car carrier would not be practical. Motion Auto Carrier's is not requesting to offer towing services or apply for a town contract. The applicant will maintain the existing access and will abandon the gravel drive from the adjacent easement. Mr. Levesque stated a sewer connect was confirmed for both buildings on the property.

Member Maggi asked if employees would be doing any work on the stored vehicles and if there would be any sales from the property. Mr. Levesque answered no to both; employees would only be working on fleet vehicles and there will be no onsite auto sales. The Board members asked about waste disposal, Mr. Levesque answered that the new owners will have to obtain the appropriate permits and be will need to meet code to be able to open. Chairperson Prouty asked if the applicant had addressed the Engineering Departments comments and complete Site Plan Review. Mr. Levesque said they anticipate being ready by the Planning Board's April 19<sup>th</sup> meeting. During the site visit the abutters at 242 Shoemaker Lane discussed screening options with Mr. Levesque.

Chairperson Prouty opened the meeting to the public.

Chairperson Prouty asked Nick and Ashley Rosati, 242 Shoemaker Lane, what type of screening they preferred. Mr. Rosati stated they would like to see either a fence or arborvitae close to where the vehicles will be parked versus directly abutting their property.

Joseph Schlaffer, 192 Shoemaker Lane, expressed concern about increased traffic and environmental impacts. Mr. Schlaffer said that he has seen oil floating on water near the property in the past. Mr. Levesque explained the petitioner would need to meet storm water regulations and would need to meet any current standards and have all required permits in place to utilize the property. Mr. Schlaffer was advised to notify the Town if he was to notice anything he considers an environmental concern.

No one else spoke for or against this petition.

Chairperson Prouty stated she would like to continue the public hearing to allow the applicant time to address the Engineering Departments comments and complete Site Plan Review with the Planning Board; all Board members agree.

Motion made by Chairperson Prouty and seconded by Member Maggi to continue the public hearing to Monday, April 23, 2018 at 6:30PM. All in favor.

## **2. Case #1972: City of Springfield – M Street**

Chairperson Prouty opened this public hearing by reading the legal notice, explaining the procedures of the hearing and introducing the members of the Board. Sitting on this case were Chairperson Doreen Prouty, Vice Chair Richard Maggi, and Clerk Gary Suffriti.

Representing the petitioner were Gary Pierce and Ken Ryan from Covanta, Jaclyn Caceci, P.E. with Tighe and Bond and Scott Donelon from the City of Springfield. The petitioner is requesting a special permit to increase the maximum elevation of Cell #2 at Bondi's Island to 222 MSL. Mr. Ryan stated the last time they were before the ZBA was for case #1847 which granted a special permit for a maximum height of 142 MSL for Cell #1 and Cell #2. Originally the power lines were going to be relocated around the site, but plans changed with WMECO's reliability upgrade. Now there are taller towers on the northern and southern ends of the property with lines draping across, changing the plan to plateau across both cells. Cell #1 is at 142 MSL and being leveled off while Cell #2 is still being filled. Mr. Piece stated there would be no change in daily or annual disposal amounts and no increase in traffic to the area. The build out would be gradual at a 3-1 slope, allowing the use of Cell #2 to continue for approximately 7 more years. Mr. Ryan stated Cell #2 liners and infrastructure were designed to accommodate future vertical expansion.

Chairperson Prouty commented on the minutes from ZBA case # 1847, stating the final closure height was to be no more than 142 MSL. Member Maggi asked what happens if the special permit is not granted. Mr. Pierce answered if they are unable to increase the vertical limit then the landfill will be closed once it is at capacity and municipal solid waste for this area will likely be trucked out of state. Chairperson Prouty asked about the permits and approvals they will need to move forward. Mr. Pierce explained the multiphase permitting process to the Board, stating they have completed their applications with the Conservation Commission and the Planning Board, and are now working with the Board of Health and DEP. Member Suffriti commented

that the trees along Route 5 help to shield the landfill from view. Chairperson Prouty asked if the petitioners are considering a vertical expansion for Cell #1. Mr. Ryan stated that Cell #1 was not designed for vertical expansion, and that the extra infrastructure and liners needed might not be worth the increase in volume.

Chairperson Prouty opened the meeting to the public; no one spoke for or against.

Chairperson Prouty stated she would like to hear from the Board of Health and DEP before proceeding, Member Maggi agreed. Member Suffriti questioned if a conditional approval could be granted. Mr. Pierce said they anticipate completing the permitting process with the Board of Health by the end of May/ beginning of June.

Motion was made by Chairperson Prouty and seconded by Member Maggi to continue the public hearing to Monday, June 11, 2018 at 6:30 PM. All in favor.

Member Suffriti left the meeting prior to the approval of minutes.

### **3. Approval of Minutes – March 12, 2018 & Executive Session Minutes**

Chairperson requested changes to the sixth paragraph of the March 12, 2018 draft minutes.

Motion was made by Chairperson Prouty and seconded by Member Maggi to approve the minutes of March 12, 2018 with changes. All in favor.

Motion was made by Chairperson Prouty and seconded by Member Maggi to approve the Executive Session minutes of March 12, 2018. All in favor.

### **4. New Topics:**

There were no new topics to discuss.

Chairperson Prouty closed the meeting at 8:05 PM

Submitted by Amanda Boissonneault